



## **A Look at the Dulles Corridor**

# ***The Dulles Corridor***

- Home to several of the Washington metropolitan region's most dynamic and rapidly growing activity centers.
- Includes a variety of residential communities, office complexes, retail centers and a mix of educational, recreational and leisure facilities anchored on the west by Washington Dulles International Airport and on the east by Tysons Corner.



*Dulles International Airport*



*Tysons Corner Center*

*"The draw of Tysons — its plum location between Washington and Dulles, the major highways cutting through it — has made it endlessly marketable to businesses despite the suburban gridlock," Time Magazine.*

## ***Dulles and Route 28***

- “In 1980, the Dulles and Route 28 corridors were less than 4% of the entire metro area’s economy. Today, they are nearly 25% of the total. Evolution of the Dulles Corridor can be considered in three phases. From 1962 until the parallel toll lanes opened in 1984, the Dulles Corridor was only used for airport access. Creation of the initial Toll Road marked the second phase. Evolution into phase three with rail will fully integrate the Dulles Corridor into the region’s transit system.”  
-Washington Airports Task Force



# Quality of Life in Fairfax County

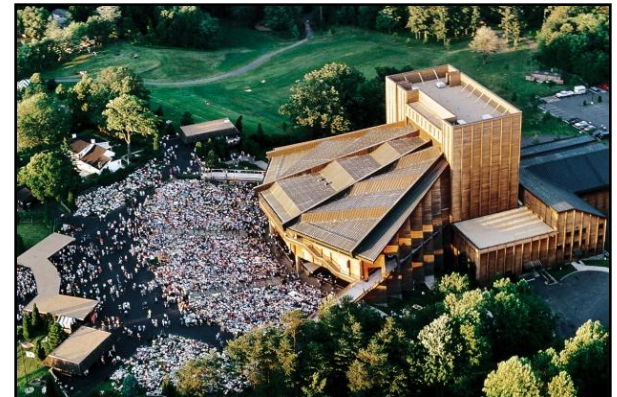
- Over the past 40 years, 1970 to 2010, Fairfax County has grown by 600,000 people and 530,000 jobs
  - 2013: 1,130,924 lived in Fairfax County
  - 2015: 625,658 employed in Fairfax County
- *Money Magazine* named Reston, the Sully and Hunter Mill areas, and Burke of Fairfax County among its top 100 places to live in America
- Inova Hospital system named one of “America’s Best Hospitals” by *U.S News and World Report*
- Eight Fortune 500 companies had combined revenues of \$183 billion in 2014
- Home to the 117-acre Wolf Trap National Park for the Performing Arts
- Travel Channel ranks Tysons Corner Center the 8<sup>th</sup> best shopping center in the country



*Wiehle-Reston East Metro Station*



*Inova Hospital*



*Wolf Trap National Park for the Performing Arts*

# A Closer Look: Tysons Corner

- Virginia's largest office market and one of the leading business centers in the nation with 26 million square feet of office space
- Employed 122,455 people in 2013
- Average home price between \$553,080 and \$795,815
- Tysons Corner Center is the tenth largest mall in the United States at more than 2.4 million square feet
- Employers include five Fortune 500 headquarters: Freddie Mac, Capital One Financial, Hilton Worldwide Holdings, Gannett and Booz Allen Hamilton
- Other major employers include AT&T, Boeing, Capital One, Intelsat and Deloitte
- Major hotels include Ritz-Carlton, Marriott, Hilton McLean, Sheraton Tysons and Hyatt



*The Ascent at Tysons Corner*



*Tysons Corner Center*

“Tysons Corner is booming, and if you like to play wack-a-mole, you can fill up one building and another one will pop up somewhere else. All laws of supply and demand have been suspended for the next few years”  
– *Fairfax County Economic Development Authority*



# Silver Line at Tysons Corner

- 4 stations: McLean, Tysons Corner, Greensboro, Spring Hill
- Service began July 26, 2014
- Multiple mixed use projects under construction or planned
- Tallest building in Northern Virginia being built by Capitol One near McLean Station
- The Plaza at Tysons Corner Center features residential areas, Intelsat, Hyatt Regency Hotel, fine dining, concerts, and an ice skating rink
- Lerner office buildings operating as a town square at Tysons II with food and wine festivals
- Mitre expanding
- New residential areas: VITA (\$1,975-\$6,145/month); Ovation at Park Crest (\$894-\$5,185/month); Ascent (\$1,895-\$3825/month); Lofts (from \$2,356/month)



*Tysons Corner Metro Station*



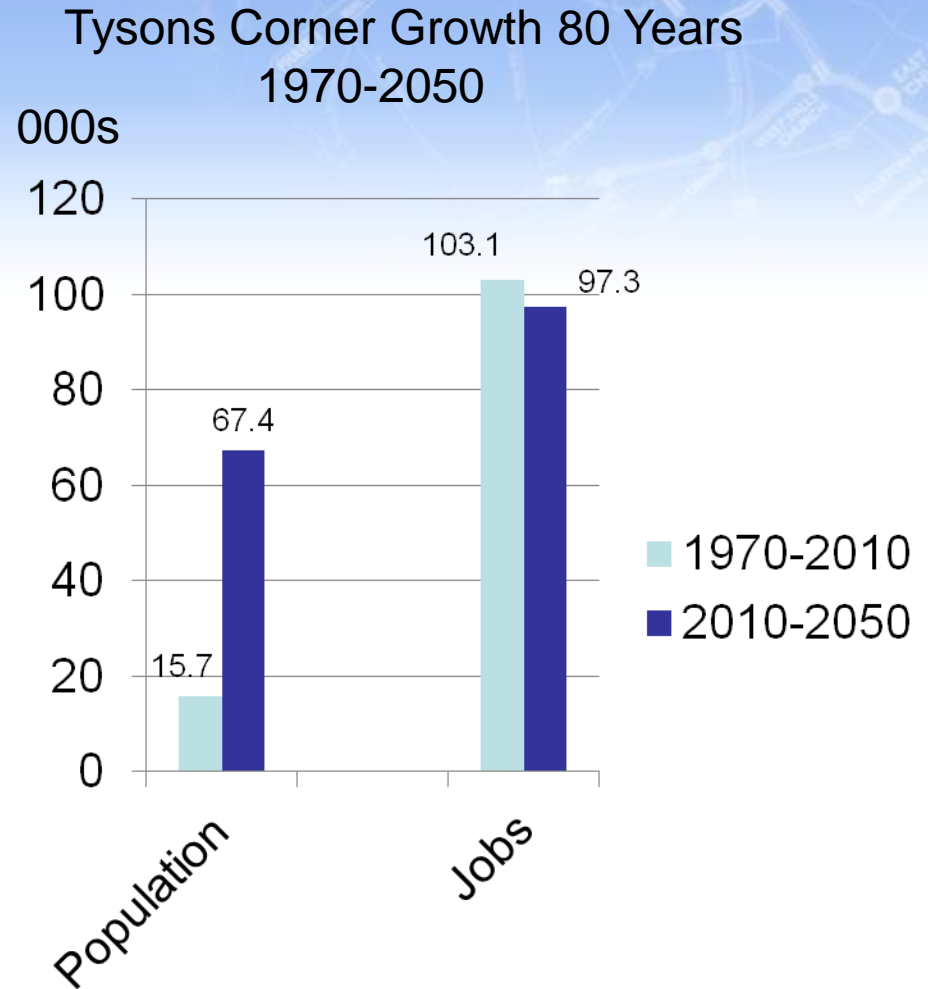
*Silver Line train on aerial guideway*



*The Plaza at Tysons Corner Center*

# Tysons Corner in 2050

- From 2010 to 2050, Tysons Corner is expected to see a growth of 97,300 jobs and 67,400 people
- A total of 209,900 jobs and 85,900 people by 2050
  - 86% job growth
  - 364% population growth



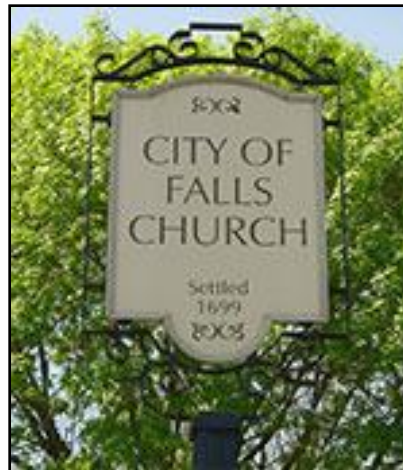
Source: George Mason University Center for Regional Analysis: Forecasts for Tysons Corner 2050 By Stephen S. Fuller and John McClain

# ***A Closer Look: City of Falls Church***

- 2014 population 13,601
  - 10.7% increase from 2014
- Median home value between \$532,281 and \$606,676
- Median household income between \$104,769 and \$108, 612



*The Spectrum Condos in downtown Falls Church*



*Downtown Falls Church*



# A Closer Look: The Town of Vienna

- 2013 population: 16,370
  - 8.5% from 2000 to 2010
- 2.5 million square feet of commercial space
- Median household income in 2012: \$116,379
- Wolf Trap Farm Park, Meadowlark Gardens, and multiple community parks
- Major business include the CIA and Navy Federal, and multiple restaurants



*W & OD Trail*



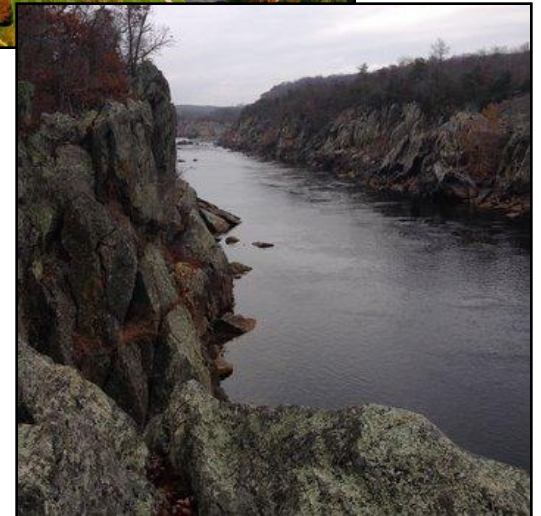
*Downtown Vienna*

# A Closer Look: McLean

- 2010 population: 45,115
  - 23.6% increase since 2000
- 4.2 million square feet of office development
- 1.2 million square feet of retail development
- Median household income: \$129,312
- Median home value: \$927,000
- Home to
  - Booz Allen Hamilton
  - Capital One
  - Mitre
  - CIA
  - Homeland Security
  - Tyson's Corner Center
  - The Galleria
  - Intelsat
  - DeLoitte



*McLean  
office  
centers*



*Great Falls National Park*



# A Closer Look: Reston

- One of the most successful modern, post-war planned communities in the United States
- More than 60,000 residents
- Employs 63,938 people
- Ranked 10 on *Money* magazine's list of best places to live in the United States in 2014
- Median home value between \$516,569 and \$774,247
- Second largest office market in Fairfax County with more than 19.7 million square feet of space
- Reston Town Center, with 360,000 square feet of retail space and 2.1 million square feet of office space, is 100% leased
- Major employers include Accenture, BAE Systems, Fannie Mae, Lockheed Martin and Northrop Grumman



*Reston Town Center*

*Wiehle-Reston East Metro Station*

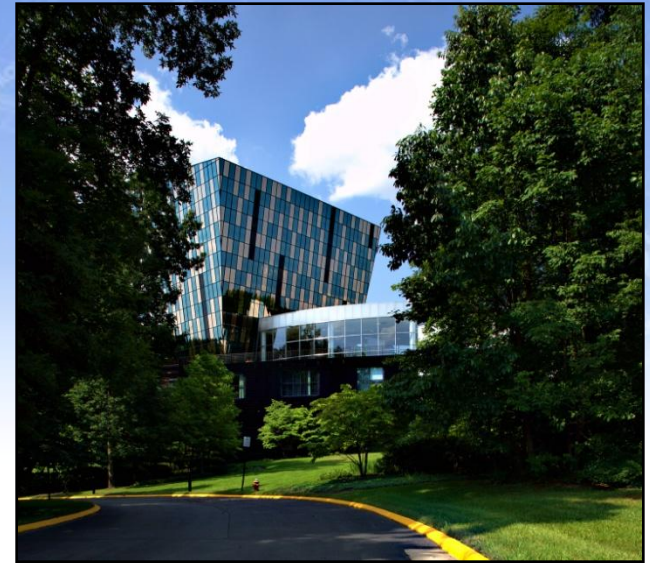


*Lake Anne*



# ***A Closer Look: Herndon***

- Largest town in Fairfax County: 39,221 residents in 2013
- 18,267 employees
- Home to XO Communications, Excelis, Booze Allen Hamilton, Verizon Business, WorldCom and Clear Wireless
- Part of Fortune's "Netplex"
- Median home value: \$430,375
- Median household income: \$90, 661
- Ranked #12 in Forbes' Friendliest Towns in America in 2012
- Home to the Center for Innovative Technology and Volkswagen



*Center for Innovative Technology*



*Downtown Herndon*

## ***A Closer Look: Chantilly***

- 141,480 residents in 2013
- Average home price: \$541,305
- 86,181 employees
- Major employers include The Aerospace Corp, SAIC, Lockheed Martin, UPS, and the Virginia Department of Transportation
- Second highest number of large firms in Fairfax County
- Home to Washington Dulles International Airport, National Air and Space Museum Steven F. Udvar-Hazy Center, one of the most visited attractions in Virginia, and the headquarters of the National Reconnaissance Office



*Dulles International Airport*



*Udvar-Hazy Center*



# Education in Fairfax County

- All Fairfax County high schools have been designated among the most demanding public schools in the country according to the *Washington Post* in 2013
- 14 schools received gold, silver or bronze medals in the U.S. News Best High Schools rankings in 2015
  - Thomas Jefferson High School for Science and Technology ranked #3 nationally in 2015



*Fairfax High School*



*Fairfax County High School graduates*



*Langley High School*



# Higher Education in Fairfax County

- George Mason University
  - Fairfax, VA
  - 33,723 students
  - 208 degree programs
- Northern Virginia Community College
  - Annandale, Reston and Alexandria campuses
  - 50,044 students in 2011
  - 150 degree programs
- Continuing Education:
  - Virginia Tech, Falls Church
  - University of Virginia Darden School of Business



*Northern  
Virginia  
Community  
College*



*George Mason University*



# Loudoun County

- Wealthiest county in the nation
- One of the top-ranked business communities in the nation
- Current population of 363,524, one of the fastest-growing counties in the nation since the late 1990s
  - Projected population in 2040: 480,000
- Median housing price: \$442,600
- Currently employs over 148,378 people
- Over the past decade, Loudoun has enjoyed a 42% growth in the job market and 40,000 net new jobs created
- CNNMoney.com ranked Loudoun #1 county for job creation over the past decade
- Major employers: Washington Dulles International Airport, Inova Loudoun Hospital, Loudoun County Public Schools, Loudoun County Government, US. Dept. of Homeland Security
- Tourism creates 16,000 jobs and more than \$60 million in annual revenues



Dulles Town Center



Loudoun County features more than 40 wineries



One Loudoun



# ***A Closer Look: Leesburg***

- Current population: 49,496
- Average household income: \$118,218
- 48% have a Bachelor's degree or higher
- Current unemployment rate: 3.8%
  - Town of Leesburg employs between 500 and 1,000 people



*Leesburg Corner Premium Outlets*



*Downtown Leesburg*



*Loudoun County High School*



# A Closer Look: Sterling

- 2010 population of 27,822
- Recent job growth of 2.23%
  - Unemployment rate of 4.4%
  - Future job growth of 40.70%
- 2012 median income: \$117,876
- 2012 median home value: \$428,500
- Includes part of the Dulles International Airport
- Home to the National Weather Service for the Baltimore-Washington Metropolitan area and Claude Moore Colonial Farm



*Dulles International Airport*



*Claude Moore Colonial Farm*

# A Closer Look: Ashburn

- One of the largest planned communities in Northern Virginia
- Population of 43,511 as of 2010
- Median home value: \$434,500
- Unemployment rate is 4.7% and the recent job growth has been positive
- Part of the Dulles Technology Corridor
  - Data centers include Equinix, Sabey Data Centers, and DuPont Fabros Technology



*Alamo Drafthouse Cinema at One Loudoun*



*Ashburn Village*

# ***A Closer Look: South Riding***

- An unincorporated planned-community within South Dulles
- 2014 population of 27,036
- 2015 median home value: \$437,500
- Includes many local schools, businesses and houses of worship





# Education in Loudoun County

- Loudoun County is home to 14 public high schools, 51 elementary schools, and 42 private schools
- Three high schools earned gold medals in the *US News & World Report's* list of 2014 Best High Schools
- Loudoun County Public Schools had an on-time graduation rate of 97.5% for the class of 2013
- *The Washington Post's* Challenge Index report ranked all Loudoun County public high schools in the nation's top 5 percent of high schools in 2014



Loudoun  
Country  
Day  
School



Woodgrove  
High School  
graduates



Tuscarora High School

# ***Higher Education in Loudoun County***

- Patrick Henry College - Purcellville
- The George Washington University Virginia Campus - Ashburn
- Cordoba University Graduate School of Islamic and Social Sciences - Ashburn
- Shenandoah University Northern Virginia Campus - Leesburg
- Strayer University, Loudoun Campus - Ashburn
- George Mason University, Loudoun Campus - Sterling
- Northern Virginia Community College Loudoun Campus
- The Art Institution of Washington - Northern Virginia



*Patrick Henry College*



*Strayer University*







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